

## Detail Scrutiny Report

[-] Collapse All

General Details		Plot Details	
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use	Assembly
District	EAST SINGHBHUM	Plot SubUse	Marriage Hall
Authority	MANGO MUNICIPAL CORPORATION	PlotNearbyReligiousStructure	NA
Inward No	MNAC/BP/0072/M/10/2022/ALT2	Plot/SubPlot No	773 , 774 , 775 , 776
Application Type	General Proposal	North	Plot No. - ASHIYANA SUN CITY
Project Type	Building Permission	South	Road Width - N. H. - 33
Nature of Development	Addition or Alteration	East	Plot No. - OTHER'S PLOT
Location of Development Area	New Area	West	Plot No. - OTHER'S PLOT
City Area/TPScheme No	NA		
Village	Baliguma		
Taluka	16		
Layout Sanction Date	19/10/2022		
Architect Details			
Architect Name	MJKESH KUMAR		
License No.	MNAC/ENG/0002/2017		
Architect Address	Bistupur Jamshedpur		
Architect EmailID	srishtidesigner@rediffmail.com		
Architect Mobile No	9934333171		
Owner's Details			
Name	1 . MR. SUBHASH JAISUKA , 2 . MR. VIKASH JAISUKA , 3 . MR. RAJESH KUMAR AGARWAL , 4 . BABA SHYAM STEEL , 5 . NAND KISORE AGRWAL , 6 . LILLY AGARWAL		
Address	h. no. 22A, NAYA BAZAR ROAD , JUGSALI , JAMSHEDPUR		
Email ID	shreeshyamtraders5391@gmail.com		
Mobile No	9334099737		

### [-] Plot Details (Table 2)

#### [-] Area From Document (Table 2a)

No.	Form	Area
1	Deed(Sale Deed, Gift Deed and Lease Deed) or Agreement	9382.08
2	Plot area as per Document by Applicant	9382.08
3	Physical area measured at site	9382.08
4	Area as per Site Visit (Site Visit Report)	9382.08
5	Area as per Drawing	9382.08

Area of Plot Considered : 9382.08

Plot area provided in drawing shall not be more than Plot area as per Document.

#### [-] Table 2b

Proposal Detail :		Unit	Meters
Development Detail :			
Plot			PLOT
Plot Occupancy			Assembly
Plot SubUse			Marriage Hall
Building Structure			Non-Highrise
Building Type			Single Detached House
Gross Plot Area			9382.08
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)			9382.08
Balance Plot Area (Net Plot Area - Recreational/Amenity space)			6377.86
Deductions for Balance Plot Area (from Gross Plot Area)			3004.22
- Common Plot		3004.22	3004.22
Balance Plot Area			6377.86

#### [-] Table 2c

COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		4691.04
Proposed Coverage Area ( 23.25 % )		2181.15
Total Prop. Coverage Area ( 23.25 % )		2181.15
Balance coverage area ( 26.75 % )		2509.89
FAR CHECK		
Perm. FAR Area ( 2.250 )		21109.68
Total Perm. FAR area		21109.68
Commercial FAR		402.31
Special FAR		7817.20
Proposed FAR Area		8253.76
Total Proposed FAR Area		8253.76
Consumed FAR (Factor)		0.88
Balance FAR Area		12855.92
BUA CHECK		
Total Proposed BuiltUp Area		9476.69

#### [-] Site Visit Data Report

Details	Values as per Site Visit	Values as per Drawing
Lenght of Road	Exceeding 100 meter and upto 250 meter	-
Existing Road Width	48.76	48.76

Proposed Road Width as per Master Plan	48.76	-
Road Widening Width	0	-
Plot size (as per measurement)	9382.08	9382.08

**[-] Extra Land Area Checks**

Name	Area		Status
	Reqd	Prop	
Extra Land	-	0.00	OK

**[-] Plot Level Checking (Table 3)**

**[-] Common Plot Checks (Table 3b)**

Name	Total Area		Status
	Reqd	Prop	
Common Plot	938.21	3004.22	OK

**[-] Common Plot Checks (Table 3b)**

Name	Minimum Area		Coverage Area		Width		Angle		Access	Status
	Reqd	Prop	Perm	Prop	Reqd	Prop	Reqd	Prop		
Tree Cover (Plantation)	-	3004.22	0.00	0.00	-	46.87	-	65.94	No Access Provided	OK

**[-] Tree Details (Table 3g)**

Name	Nos Of Trees				Status
	Reqd		Prop		
Tree	8		11		OK

**[-] Building Details (Table 4)**

**[-] Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Structure
A (BLOCK)	Assembly	Marriage Hall	Non-Highrise
B (BLOCK)	Assembly	Marriage Hall	Non-Highrise
C (BLOCK)	Commercial	Shop	Non-Highrise

**[-] Height Details (4a)**

**[-] Total Height (Table 4a-1)**

Building	Height (From GL)	Height (From Street LVL)	Status
A (BLOCK)	8.55	8.55	OK
B (BLOCK)	14.73	14.73	OK
C (BLOCK)	8.56	8.56	OK

**[-] Floor Height Check (Table 4a-2)**

Building Name	Floor Name	Height			Clear Height			Beam Clear Height			Status
		Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	
A (BLOCK)	Second Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
	First Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
	Ground Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
B (BLOCK)	Fourth Floor	2.75	-	2.85	2.75	-	2.76	2.40	-	2.55	OK
	Third Floor	2.75	-	2.85	2.75	-	2.76	2.40	-	2.55	OK
	Second Floor	2.75	-	2.85	2.75	-	2.76	2.40	-	2.55	OK
	First Floor	2.75	-	2.85	2.75	-	2.76	2.40	-	2.55	OK
C (BLOCK)	Ground Floor	2.75	-	3.31	2.75	-	3.22	2.40	-	3.01	OK
	Second Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
	First Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
	Ground Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK

**[-] Parapet Height Check (Table 4a-2.1)**

Building Name	Floor Name	Height			Clear Height			Beam Clear Height			Status
		Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	
A (BLOCK)	Terrace Floor	-	-	1.06	-	-	1.06	-	-	1.06	OK
B (BLOCK)	Terrace Floor	-	-	1.07	-	-	1.07	-	-	1.07	OK
C (BLOCK)	Terrace Floor	-	-	1.07	-	-	1.07	-	-	1.07	OK

**[-] Floor Number Check (Table 4a-4)**

Building Name	No. of Floors		No. of Tenements		Status
	Perm	Prop	Perm	Prop	
A (BLOCK)	-	3	-	1	OK
B (BLOCK)	-	5	-	1	OK
C (BLOCK)	-	3	-	0	OK

**[-] Coverage Check (Table 4b)**

Permissible	Proposed	Status
4691.04	2181.15	OK



Total :	408.25	5.94	402.31	402.31	402.31
Total Number of Same Buildings :	1				
Total :	408.25	5.94	402.31	402.31	402.31

[-] Table 4c-2

<b>FAR Area</b>		<b>Perm.</b>	<b>Prop.</b>	<b>Status</b>
Building FAR Area	: 8253.76	21109.68	8253.76	OK
Existing FAR Area	: 0.00			

### [-] Margin Checks (Table 5)

[-] Plot Margin (Table 5a)

Building / Wing	Road Name	Front Side		Rear Side		Side1		Side2		Status
		Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
A-1 (BLOCK)	48.76 M WIDE N. H. 33 ROAD	12.00	12.07	6.00	52.20	6.00	6.01	6.00	51.73	OK
B-1 (BLOCK)	48.76 M WIDE N. H. 33 ROAD	12.00	12.10	6.00	75.06	6.00	31.59	6.00	6.09	OK
C-1 (BLOCK)	48.76 M WIDE N. H. 33 ROAD	9.00	65.14	6.00	42.81	6.00	60.27	6.00	6.00	OK

[-] Building To Building Margin Check (Table 5b)

From Wing	To Wing	Margin		Status
		Reqd	Prop	
A-1 (BLOCK)	C-1 (BLOCK)	9.00	51.23	OK
	B-1 (BLOCK)	9.00	9.42	OK
B-1 (BLOCK)	A-1 (BLOCK)	9.00	9.42	OK
	C-1 (BLOCK)	9.00	25.38	OK
C-1 (BLOCK)	A-1 (BLOCK)	9.00	51.23	OK
	B-1 (BLOCK)	9.00	25.38	OK

### [-] Inner Building Details (Table 6)

[-] Lift Details (Table 6d)

Building Name	Height	Number Of Lift(s)		Number Of Strature Lift(s)		Capacity Of Lift(s) Passanger		Status
	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	
A (BLOCK)	8.55	-	1	-	0	-	6	OK
B (BLOCK)	14.73	2	2	-	0	12	12	OK

[-] Lift Check Table

[-] For Building :A (BLOCK)

Floor Name	Lift Name	Width		Depth		Status
		Reqd	Prop	Reqd	Prop	
SECOND FLOOR PLAN	Lift	1.70	1.75	1.90	1.91	OK
TERRACE FLOOR PLAN	Lift Machine Room	1.70	1.75	1.90	1.91	OK

[-] For Building :B (BLOCK)

Floor Name	Lift Name	Width		Depth		Status
		Reqd	Prop	Reqd	Prop	
TERRACE FLOOR PLAN	Lift Machine Room	1.70	2.13	1.90	3.05	OK
	Lift Machine Room	1.70	2.16	1.90	4.34	OK
TYPICAL - 2, 3& 4 FLOOR PLAN	Lift	1.70	2.13	1.90	3.05	OK
	Lift	1.70	2.16	1.90	4.34	OK
FIRST FLOOR PLAN	Lift	1.70	2.13	1.90	3.05	OK
	Lift	1.70	2.16	1.90	4.34	OK
GROUND FLOOR PLAN	Lift	1.70	2.13	1.90	3.05	OK
	Lift	1.70	2.16	1.90	4.34	OK

### [-] Parking Details (Table 7)

[-] Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
B (BLOCK)	Assembly	Theatre	> 0	10	-	1	1	-	-
			> 0	10	-	-	-	1	-
C (BLOCK)	Commercial	Shop	> 0	50	380.12	1	6	-	-
			> 0	50	380.12	-	-	1	16
Total :			-	-	-	7	36	-	16

[-] Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Status
	No.	Area	No.	Area	
Car	-	-	36	450.00	OK
Total Car	7	87.50	36	450.00	OK
TwoWheeler	-	-	77	154.00	OK
Total TwoWheeler	16	32.00	77	154.00	OK
Other Parking	-	-	-	424.19	OK
Total			119.50	1182.19	OK

Individual Parking Checks (Table 7c)

Dimensions and Area for all Vehicle(s) are as per the Rules

[-] Driveway Parking Checks (Table 7d)

Building/Plot Name	Floor Name	Driveway Name	Width		Status

B (BLOCK)	GROUND FLOOR PLAN	DRIVEWAY	Reqd	Perm	Prop	
		DRIVEWAY	3.00	-	7.14	OK
		DRIVEWAY	4.50	-	4.57	OK

### [-] Exemption Details (Table 8)

Not Required to Check StairCase Number Rule.

#### [-] Staircase Checks (Table 8a-1)

##### [-] For Building :A (BLOCK)

Floor Name	StairCase Name	Flight Width		Tread Width		Riser Height		Riser No. On Flight		Cabin Ht.			Status
		Reqd	Prop	Reqd	Prop	Perm	Prop	Perm	Prop	Reqd	Perm	Prop	
SECOND FLOOR PLAN	STAIRCASE	0.900	1.219	0.250	0.305	0.200	0.143	-	8	-	-	0.000	OK
TERRACE FLOOR PLAN	STAIRCASE	-	1.219	-	0.305	-	0.000	-	0	-	-	2.591	OK

##### [-] For Building :B (BLOCK)

Floor Name	StairCase Name	Flight Width		Tread Width		Riser Height		Riser No. On Flight		Cabin Ht.			Status
		Reqd	Prop	Reqd	Prop	Perm	Prop	Perm	Prop	Reqd	Perm	Prop	
TERRACE FLOOR PLAN	STAIRCASE	-	2.019	-	0.267	-	0.000	-	0	-	-	2.593	OK
	STAIRCASE	-	1.831	-	0.267	-	0.000	-	0	-	-	2.593	OK
TYPICAL - 2, 3& 4 FLOOR PLAN	STAIRCASE	0.900	2.019	0.250	0.267	0.200	0.130	-	11	-	-	0.000	OK
	STAIRCASE	0.900	1.831	0.250	0.267	0.200	0.130	-	11	-	-	0.000	OK
FIRST FLOOR PLAN	STAIRCASE	0.900	1.831	0.250	0.267	0.200	0.130	-	11	-	-	0.000	OK
	STAIRCASE	0.900	2.019	0.250	0.267	0.200	0.130	-	11	-	-	0.000	OK
GROUND FLOOR PLAN	STAIRCASE	0.900	1.831	0.250	0.267	0.200	0.132	-	13	-	-	0.000	OK
	STAIRCASE	0.900	2.019	0.250	0.267	0.200	0.132	-	13	-	-	0.000	OK

##### [-] For Building :C (BLOCK)

Floor Name	StairCase Name	Flight Width		Tread Width		Riser Height		Riser No. On Flight		Cabin Ht.			Status
		Reqd	Prop	Reqd	Prop	Perm	Prop	Perm	Prop	Reqd	Perm	Prop	
TERRACE FLOOR PLAN	STAIRCASE	-	1.067	-	0.267	-	0.000	-	0	-	-	2.590	OK
FIRST FLOOR PLAN	STAIRCASE	0.900	1.067	0.250	0.267	0.200	0.150	-	9	-	-	0.000	OK
SECOND FLOOR PLAN	STAIRCASE	0.900	1.067	0.250	0.267	0.200	0.150	-	9	-	-	0.000	OK
GROUND FLOOR PLAN	STAIRCASE	0.900	1.067	0.250	0.267	0.200	0.150	-	9	-	-	0.000	OK

#### [-] Accessory Use Check (Table 8d)

Accessory Use Name	Area			Width			Depth			Height			Status
	Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	
Toilet1.36X3.68	-	5.00	4.86	-	-	1.36	-	-	3.57	-	-	0.00	OK
Toilet	-	5.00	3.66	-	-	1.72	-	-	2.13	-	-	0.00	OK
Swimming Pool	-	-	194.92	-	-	13.90	-	-	14.02	-	-	0.00	OK
SUMP TANK	-	-	21.29	-	-	3.31	-	-	6.43	-	-	0.00	OK
SUMP TANK	-	-	7.03	-	-	2.07	-	-	3.40	-	-	0.00	OK
SUMP TANK	-	-	7.03	-	-	2.07	-	-	3.40	-	-	0.00	OK
RAIN WATER HARVESTING	-	-	5.52	-	-	2.65	-	-	2.65	-	-	0.00	OK
RAIN WATER HARVESTING	-	-	5.53	-	-	2.65	-	-	2.66	-	-	0.00	OK
RAIN WATER HARVESTING	-	-	5.53	-	-	2.65	-	-	2.66	-	-	0.00	OK
ENT.GATE	-	-	2.58	-	-	0.20	-	-	12.86	-	-	0.00	OK
ENT.GATE	-	-	2.37	-	-	0.39	-	-	6.07	-	-	0.00	OK
GUARD ROOM	-	10.00	8.86	-	-	2.93	-	-	3.02	-	-	0.00	OK
Entrance Lobby	-	12.00	8.19	-	-	1.79	-	-	4.57	-	-	0.00	OK
Entrance Lobby	-	12.00	2.28	-	-	1.07	-	-	2.13	-	-	0.00	OK
SOLAR HEATING SYSTEM	-	-	8.71	-	-	2.14	-	-	4.07	-	-	0.00	OK
SOLAR HEATING SYSTEM	-	-	42.57	-	-	5.27	-	-	8.09	-	-	0.00	OK
Generator Room	-	-	42.37	-	-	4.88	-	-	8.69	-	-	0.00	OK

#### [-] Accessory Use No. Checks

Building Name	Accessory Use Name	No			Status
		Reqd	Perm	Prop	
A (BLOCK)	Rain Water Harvesting	1	-	3	OK
	Solar Water Heating System	1	-	2	OK
	Entrance Gate	1	-	2	OK
B (BLOCK)	Rain Water Harvesting	1	-	3	OK
	Solar Water Heating System	1	-	2	OK
	Entrance Gate	1	-	2	OK
C (BLOCK)	Rain Water Harvesting	1	-	3	OK

### [-] Floor Details (Table 9)

#### [-] Building:A (BLOCK)

##### [-] Floor:FIRST FLOOR PLAN

No Room Found.

##### [-] Floor:SECOND FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

**[-] Floor:GROUND FLOOR PLAN**

No Room Found.

**[-] Building:B (BLOCK)**

**[-] Floor:TYPICAL - 2, 3& 4 FLOOR PLAN**

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

**[-] Floor:FIRST FLOOR PLAN**

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

**[-] Floor:GROUND FLOOR PLAN**

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

**[-] Building:C (BLOCK)**

**[-] Floor:FIRST FLOOR PLAN**

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

**[-] Floor:SECOND FLOOR PLAN**

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

**[-] Floor:GROUND FLOOR PLAN**

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

**[-] Summary (Table 10)**

Name	Perm./Reqd.	Proposed	Status
<b>Plot Area</b>	<b>1000.00</b>	9382.08	OK
<b>Plot Width</b>	-	71.28	OK
<b>Plot Depth</b>	-	131.62	OK
<b>Access Width</b>	<b>12.20</b>	48.76	OK
<b>Plot Frontage</b>	-	85.60	OK
<b>Coverage Area</b>	<b>4691.04</b>	2181.15	OK
<b>FAR Area</b>	<b>21109.68</b>	8253.76	OK
<i>Bldg. FAR Area :</i>	<i>8253.76</i>		
<i>Sanctioned FAR Area :</i>	<i>0.00</i>		

**[-] Rules**

Topic	Rule
<b>Plot Level</b>	
<b>Plot Area</b>	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
<b>Plot Width</b>	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
<b>Plot Depth</b>	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
<b>Access Width</b>	The minimum width of abutting road for Marriage Hall category shall be 12.20 mt. {As per Rule No. 35.1, Table 7}
<b>Plot Frontage</b>	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
<b>FAR Area</b>	(1) For Educational, Institutional and Assembly building above 1000 sq.mt. Plot area, the Floor Area Ratio-FAR shall be 2.25 {As per Rule No. 39.3} (2) For MANGO NAC, Max. 3.0 permissible FAR may be permitted for Commercial or Mercantile type Use {As per Annexure III}
<b>Consumed FAR</b>	(1) For Educational, Institutional and Assembly building above 1000 sq.mt. Plot area, the Floor Area Ratio-FAR shall be 2.25 {As per Rule No. 39.3} (2) For MANGO NAC, Max. 3.0 permissible FAR may be permitted for Commercial or Mercantile type Use {As per Annexure III}
<b>Common Plot Area</b>	In case of multi-storied buildings/ Group Housing /Apartment building/ Industrial/ Assembly/ Educational/ Institutional buildings, it is desirable that at least 10% of the land shall be covered by plantation (tree cover) {As per Rule No.33}
<b>Common Plot</b>	(1) In case of multi-storied buildings/ Group Housing /Apartment building/ Industrial/ Assembly/ Educational/ Institutional buildings, it is desirable that at least 10% of the land shall be covered by plantation (tree cover) {As per Rule No.33} (2) ;
<b>Tree Number</b>	Mini. 8 Trees shall be required for the Plot area above 1000.0 sq.mt. (As per Rule No. 20.1.6)
<b>DriveWay Rule</b>	(1) The minimum width of the drive way meant exclusively for 2 wheelers should be 3.0 mt {As per Rule No. 41.2} (2) For Plor area above 2000 sq.mt., The minimum width or driveways should not be less than 4.50 mt. {As per Rule No. 41.2 and modified as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017}
<b>Margin Rule</b>	(1) For Assembly Building, Margin required in Front shall be 12.0 mt., Rear 6.0 mt. and 6.0 mt. shall be provided on both side. {As per Rule No. 38.2.3} (2) For Commercial & Storage buildings having plotarea above 1000 sq.mt., Margin required in Front shall be 9.0 mt., Rear 6.0 mt. and 6.0 mt. shall be provided on both side. {As per Rule No. 38.2.5}
<b>PWork to PWork Margin</b>	Reqd Building to Building margin shall be 6 mt. or 1.5 times side setback required for the taller block whichever is high {As per Rule No. 38.1}
<b>Building Level</b>	

Floor Height	(1) The height of all rooms for human habitation shall not be less than 2.75 m measured from the surface of the floor to the lowest point of the ceiling (bottom of slab){As per Rule No.42.2.1} (2) The height of all rooms for human habitation shall not be less than 2.75 m measured from the surface of the floor to the lowest point of the ceiling (bottom of slab){As per Rule No.42.2.1}
Parapet Height	(1) Parapet of suitable height may be constructed to hide installation like water tank and for other such purpose {As per Rule No. 42.5 and Updated as per JBBL, Amendment VIII dated 16/03/2021} (2) Parapet of suitable height may be constructed to hide installation like water tank and for other such purpose {As per Rule No. 42.5 and Updated as per JBBL, Amendment VIII dated 16/03/2021} (3) Parapet of suitable height may be constructed to hide installation like water tank and for other such purpose {As per Rule No. 42.5 and Updated as per JBBL, Amendment VIII dated 16/03/2021}
Floor Number	No Rule Defined
Lift Count	(1) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt.{As per clause no 4 and page no. 14 NBC } (2) For Non-Residential Building, No Lift is reqd for Building upto G+2 floor {As per Rule No. 49.2.2} (3) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt.{As per clause no 4 and page no. 14 NBC } (4) For Non-Residential Building, Minimum number of lifts to be 2 for all non-residential building above ground + 2 and the minimum capacity shall be 6 persons per floor. {As per Rule No. 49.2.3 and as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017}
Lift	(1) The area of lift well shall not be counted for F.A.R calculation) (2) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt.{As per clause no 4 and page no. 14 NBC } (3) - (4) The area of lift well at one floor only (not the sum of total area of lift well at every floor) shall be counted for F.A.R calculation) (5) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt.{As per clause no 4 and page no. 14 NBC }
StairCase	(1) Width of Winding staircase shall be mini. 0.90 mt.,Maximum rise 0.20 mt. & Minimum tread 0.25 mt. & Cabin Height 2.1 mt. {As per Rule No. 83.18} (2) ; No Rule Defined (3) No Rule Defined (4) ; No Rule Defined
<b>Plot / Building Level</b>	
Accessory Use	(1) Common toilet of maximum size of 5 sq.mt shall be taken Free from FAR (2) No need to check distance from Building Toilet1.36X3.68 (3) Common toilet of maximum size of 5 sq.mt shall be taken Free from FAR (4) No need to check distance from Building Toilet (5) - (6) No need to check distance from Building Swimming Pool (7) - (8) No need to check distance from Building SUMP TANK (9) The dimension of recharging pits/trenches shall be at least 6 cubic meters for every 100 Sq. m. of roof area (10) No need to check distance from Building RAIN WATER HARVESTING (11) No need to check distance from Building ENT.GATE (12) Guard room of max. 10 sq.mt. maximum size of 5 sq.mt shall be taken Free from FAR (13) No need to check distance from Building GUARD ROOM (14) Entrance Lobby of maximum size of 12 sq.m. shall be taken Free from FAR (15) No need to check distance from Building Entrance Lobby (16) - (17) No need to check distance from Building SOLAR HEATING SYSTEM (18) Electric cabin or substation of maximum size of 4 sq.m. with minimum width or diameter of 2 m (19) No need to check distance from Building Generator Room
Accessory Use Number	(1) Provision of Rain Water Harvesting shall be mandatory for any use {Updated as per JBBL, Amendment VIII dated 16/03/2021} Rain Water Harvesting (2) For Community Centers, Banquet Halls, Barat ghars, Kalayana Mandaps and buildings for similar use, Provisions of Solar Water Heating System shall be done. Solar Water Heating System (3) In case of buildings with a height of 15.0 meters and above or ground coverage more than 500 sqm., the main entrance to the premise shall not be less than 5 (five) meters in width in order to allow easy access to fire engine Entrance Gate
<b>Building Level (Rooms)</b>	
Conference4.95x4.20	No Rule Defined
Hall13.81x1.65	No Rule Defined
Hall13.81x18.40	No Rule Defined
Reception11.81x5.18	No Rule Defined
ro Room4.60x6.64	No Rule Defined
Room1.64x2.55	No Rule Defined
Room1.64x2.57	No Rule Defined
Room1.64x2.61	No Rule Defined
Room1.64x2.63	No Rule Defined
Room1.64x2.74	No Rule Defined
Room1.64x5.18	No Rule Defined
Room2.00x5.01	No Rule Defined
Room2.10x4.41	No Rule Defined
Room2.44x7.57	No Rule Defined
Room2.47x4.82	No Rule Defined
Room2.73x4.85	No Rule Defined
Room2.89x4.82	No Rule Defined
Room3.24x2.44	No Rule Defined
Room3.24x5.18	No Rule Defined
Room4.74x7.42	No Rule Defined
Room4.88x1.07	No Rule Defined
Room4.88x5.18	No Rule Defined
Sitout4.54x1.78	No Rule Defined
Spa3.96x6.48	No Rule Defined

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